



August 29, 2007

Dear Neighbor,

The City of Redmond has received a proposal for a residential development within 500 feet of your property or home, to be reviewed under Redmond's Innovative Housing program.

Adopted in August 2005, the Innovative Housing Demonstration Program (Ordinance 2265) provides for a limited number of innovative demonstration projects, such as cottages, small-lot single-family homes, and single-family attached dwellings. In return for flexibility in setback, lot coverage, and density requirements, homebuilders are required to provide superb residential design compatible with the existing neighborhood, may utilize green development solutions, and are strongly encouraged to include some homes that are affordable to households of moderate income or less.

A neighborhood meeting is required early in the review process to incorporate neighborhood feedback on the proposal. **The meeting is scheduled for Thursday, September 13th, 7-8:30pm in the Council Conference Room located on the first floor of Redmond City Hall, 15670 NE 85th Street. Come anytime during the 1-½ hours.** Materials are now available for public review at City Hall, 4th Floor South – Planning Department; all are invited to review the materials prior to the meeting.

Materials and a feedback form are also available online at www.redmond.gov/insidecityhall/planning/compplanning/innovations.asp. If you will not be able to attend the meeting, I encourage you to find out about the project and submit your comments via the web.

After the neighborhood meeting, the applicant will have time to review the proposal prior to submitting it to the Innovative Housing Review Panel, a five-member panel formed specifically to review these proposals. The role of the panel is to decide whether the proposal should be authorized to submit for development permits, according to the goals and criteria of the ordinance.

For more information, please contact Sarah Stiteler (425-556-2469, ssiteler@redmond.gov) or Jeff Churchill (425-556-2492, jchurchill@redmond.gov).

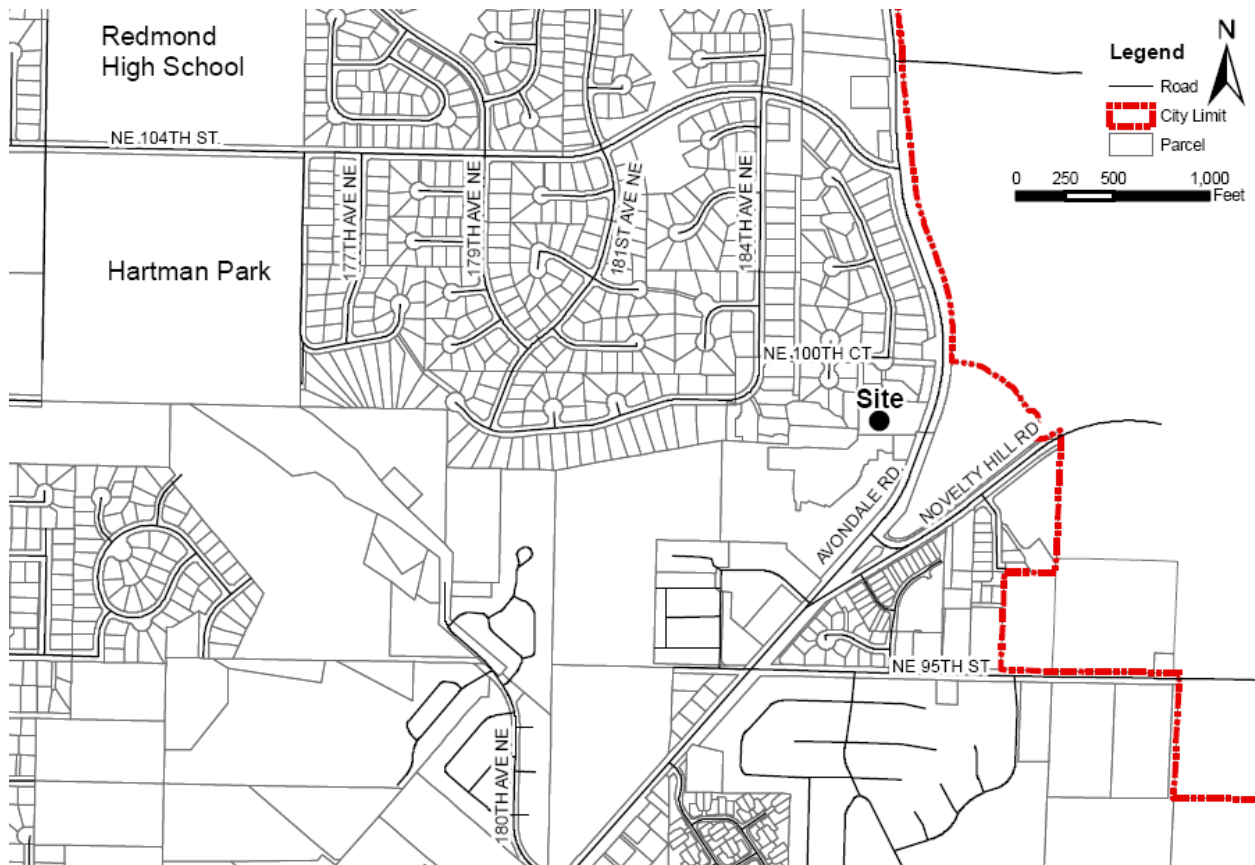
Sincerely,

Robert G. Odle
Director, Planning and Community Development

Please see the reverse side of this notice for important information about this proposal.

Project Name: Bear Creek Cottages*
Project Applicant: Emmett Dolan, Bottrell Pacific Investment Group
Project Address: 10007 Avondale Road NE

Vicinity Map



Proposed Conceptual Site Plan



* The term "cottage" in the Redmond Community Development Guide refers to a single-family home less than 1,000 square feet in size; these homes do not meet that standard and are referred to as cottages only because the applicant as titled the proposal as such.